164.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,600 / 843,600
					USE VALUE:	843,600 / 843,600
					ASSESSED:	843,600 / 843,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		HARVARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITE LINDA M/ TRUSTEE
Owner 2:	33 HARVARD ST TRUST
Owner 3:	
Street 1:	33 HARVARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DESANTIS LOUISE A -
Owner 2:	-
Street 1:	33 HARVARD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,276 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Aluminum Exterior and 1888 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7276.000	396,800		446,800	843,600
Total Card	0.167	396,800		446,800	843,600
Total Parcel	0.167	396,800		446,800	843,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.82 | /Parcel: 446.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108494

GIS Ref

GIS Ref

Insp Date 07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 164.0-0002-0003.0

!12695!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	396,800	0	7,276.	446,800	843,600	843,600	Year End Roll	12/18/2019
2019	104	FV	309,500	0	7,276.	446,800	756,300	756,300	Year End Roll	1/3/2019
2018	104	FV	309,000	0	7,276.	395,700	704,700	704,700	Year End Roll	12/20/2017
2017	104	FV	289,900	0	7,276.	331,900	621,800	621,800	Year End Roll	1/3/2017
2016	104	FV	289,900	0	7,276.	331,900	621,800	621,800	Year End	1/4/2016
2015	104	FV	258,500	0	7,276.	287,200	545,700	545,700	Year End Roll	12/11/2014
2014	104	FV	258,500	0	7,276.	277,700	536,200	536,200	Year End Roll	12/16/2013
2013	104	FV	268,900	0	7,276.	264,200	533,100	533,100		12/13/2012

PRINT

Date	Time
12/11/20	02:45:38

LAST REV

Date	Time
08/15/18	08:47:30

mmcmakin

12695

USER DEFINED

Prior Id # 1:	108494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESANTIS LOUISE	66724-243		1/26/2016	Convenience	1	No	No		
DESANTIS HENRIE	8987-84		7/16/1957	Family	1	No	No		Marie P DeSantis dod 11/22/2013

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2004	228	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/28/2008	Meas/Inspect	163	PATRIOT
11/6/2000	Hearing Chag	201	PATRIOT
1/14/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7276		Sq. Ft.	Site		0	70.	0.88	8									446,796						446,800	

Total AC/HA: 0.16703 | Total SF/SM: 7276 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 446,796 | Spl Credit | Total: 446,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.20614409
Const Adj.:	0.99732518
Adj $ / SQ:	204.496
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	575021
Depreciation:	178256
Depreciated Total:	396764

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

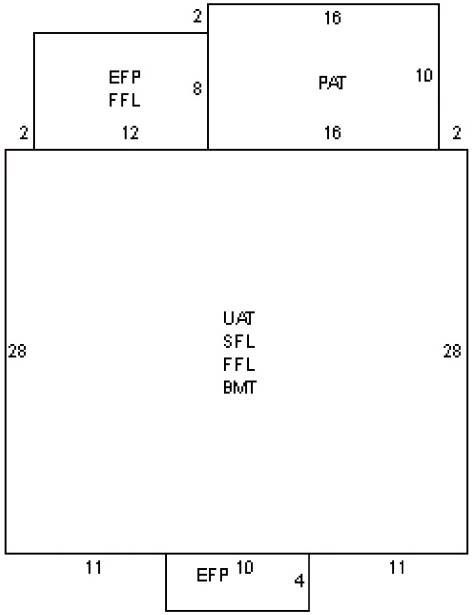
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	204.50
Special Features:	0	Val/Su Net:	120.10
Final Total:	396800	Val/Su SzAd	210.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	204.500	202,860
BMT	Basement	896	61.350	54,969
SFL	Second Floor	896	204.500	183,228
UAT	Upper Attic	224	81.800	18,323
PAT	Patio	160	4.580	733
EFP	Enclos Porch	136	47.120	6,408

Net Sketched Area:	3,304	Total:	466,521
Size Ad	1888	Gross Are	3976	FinArea	1888
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	